

**RESOLUTION 2024-10-07**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE COMBINED NORTHBANK COMMUNITY REDEVELOPMENT AREA, INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO DEVELOP A SCOPE OF SERVICES, SCORING CRITERIA AND MINIMUM QUALIFICATIONS FOR SELECTION OF A CONSULTANT TO PREPARE A MARKET – LAND USE OPTIMIZATION STUDY FOR THE AREA IDENTIFIED ON EXHIBIT A; FURTHER INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO PROVIDE THE AFOREMENTIONED FOR CONSIDERATION BY THE DIA BOARD AT ITS NOVEMBER 2024 BOARD MEETING; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO IDENTIFY FUNDING SOURCES INCLUDING A DRAFT BUDGET TRANSFER FOR CONSIDERATION BY THE DIA BOARD AT ITS NOVEMBER 2024 BOARD MEETING; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, The DIA has previously issued notices of disposition seeking proposals for redevelopment of the Riverfront Plaza Development Site (Pad B) and the Ford on Bay development parcel; and

**WHEREAS**, in response to Board direction provided at the August 26 workshop, staff provided a memorandum dated September 16<sup>th</sup>, 2024 outlining in further detail the rough cost and timelines associated with Due Diligence and Market – Land-Use Optimization Study options at the September 19<sup>th</sup> 2024 DIA Board Meeting, at which time it was recommended by the DIA Board Chair that further discussion should take place in a DIA Board Committee; and

**WHEREAS**, after discussion at the October 10<sup>th</sup>, 2024, Retail Enhancement and Property Disposition Committee Meeting, the Committee recommended that the DIA Board authorize staff to solicit proposals for a Market – Land Use Optimization Study for the geographic area shown on Exhibit A; and

**WHEREAS**, it is anticipated that costs for Market – Land Use Optimization study is estimated at \$250,000, the funding of which is to be determined by the DIA Board at their November 2024 Board meeting,

**NOW THEREFORE, BE IT RESOLVED**, by the Downtown Investment Authority:

**Section 1.** The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

**Section 2.** The DIA has determined that it wishes to have prepared a Market – Land Use Optimization Study for the properties included within the boundaries of the dashed area shown on Exhibit A, identifying optimal uses for each City-owned property identified by a white labeled parcel name in light of surrounding uses, identifying opportunities for and recommended optimal uses for private parcels

appropriate for redevelopment, and including such height, use, and setback and similar restrictions as may be necessary to achieve optimal use.

**Section 3.** The DIA instructs its Chief Executive Officer to develop a scope of services, scoring criteria and minimum qualifications for selection of a consultant to prepare the study recommended in Section 2 above; further instructing its Chief Executive Officer to provide the same to the DIA Board at its November 2024 Board Meeting

**Section 4.** The DIA instructs its Chief Executive Officer to provide recommended funding sources, including draft Budget Transfers, at a DIA Budget and Finance Committee meeting in November for final action by the DIA Board at its November 2024 meeting.


**Section 5.** The DIA authorizes its Chief Executive Officer to take all necessary action to effectuate the purposes of this Resolution.

**Section 6.** This Resolution shall become effective on the date of which it is signed by the DIA Board Chair.

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Patrick Krechowski, Chair

  
\_\_\_\_\_  
Date

VOTE: In Favor: 8 Opposed: 0 Abstained: 0



**STUDY AREA**

RIVERFRONT PLAZA  
DEVELOPMENT  
SITE

EAST LANDING LOT  
\*WITHOUT RAMP

CITY HALL ANNEX  
\*ROFO

RESTAURANT  
PAD

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**EXHIBIT A**

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NOT TO SCALE  
FOR ILLUSTRATIVE PURPOSES ONLY

